LOT 27 UNIT 1 THREE RIVERS ESTAT
690-619, 808-0194, QC 1563-1496,

KOON CYNTHIA LIVING TRUST DATED NOVEMBER 24, 2025
865 NE CR 400
MAYO, FL 32066

2026

00-00-00-00543-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

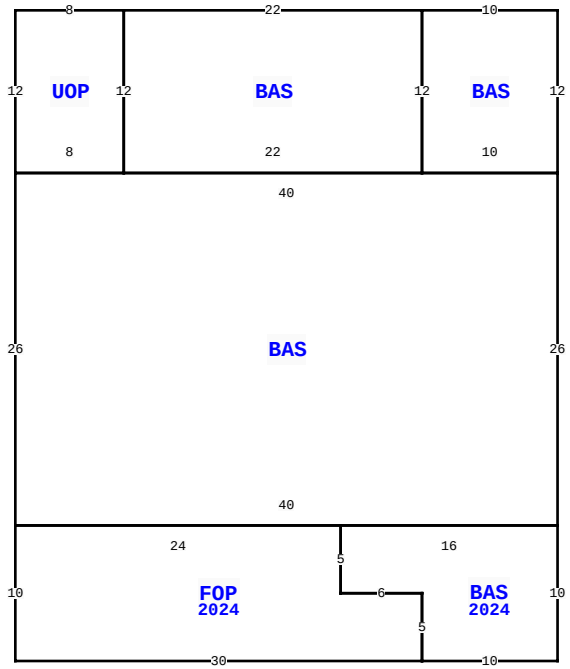
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		100000.01 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	9,991
BAS	264	100		264	21,980
BAS	1,040	100		1,040	86,589
BAS	130	100	2024	130	10,824
FOP	270	30	2024	81	6,744
UOP	96	20		19	1,582
TOTALS	1,920			1,654	137,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	114.3660	128.09	211,861	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1554 HX Base Yr



676 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,710
TOTAL MARKET OB/XF VALUE	8,210
TOTAL LAND VALUE - MARKET	92,400
TOTAL MARKET VALUE	238,320
SOH/AGL Deduction	0
ASSESSED VALUE	238,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,320
TOTAL JUST VALUE	238,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,320

SALE:2:1: WARRANTY DEED REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042974	Additions	10,000	10/18/2021
029809	MAINT/ALTR	25	12/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1563/1496	3/06/2026	QC	U	I	11	100
GRANTOR: KOON CYNTHIA D FKA CY						
GRANTEE: KOON CYNTHIA LIVING						
0808/0194	4/18/1995	WD	Q	I	03	0
GRANTOR: JOHN C HEWETT						
GRANTEE: CYNTHIA D HEWETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-8,12] S26 E40 N26 W40 $
FOP=[YR=2024;ORIG=16,38] W24 S10 E30 N5 W6 N5 $
BAS=[ORIG=0,0] S12 E22 N12 W22 $
BAS=[YR=2024;ORIG=32,38] W16 S5 E6 S5 E10 N10 $
BAS=[ORIG=22,0] S12 E10 N12 W10 $
UOP=[ORIG=0,0] W8 S12 E8 N12 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	6	6	36.00	UT	2.50	2.50	100	1999	1999	3	100	90	
2	0084	DOCK-RIVER	0	0	0	0	1,400.00	UT	14.50	14.50	100	1980	1980	3	40	8,120	

LAND DESCRIPTION

TOTAL OB/XF 8,210

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0		A-1	77.00	420.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400							

REVIEW DATE 12/28/2023 BY HC Total Acres: 0.74 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 03/25/2026 BY SYS